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File No. 07/10

# ***Bharat Bhushan Charaya***

***Advocate***

**24-C Prem Nagar, Sri Ganganagar.**

## **SEARCH REPORT AND TITLE CERTIFICATE**

- Owners : Bhumi Laxmi Vanijya Pvt. Ltd., through Director Sh. Sunil Goyal S/o Sh. Niranjana Lal Goyal R/o RJ-01, Ridhi Sidhi Enclave, Sri Ganganagar.
- Project : Ridhi Sidhi Enclave-2, X-Block Extension, Sri Ganganagar.
- Property : Residential Converted Land, measuring 1.9275 Hect., situated in Sq. No. 35, Killa No. 3/1 (0.1380 Hect.), Killa No. 4 (0.253 Hect.), Killa No. 5/1 (0.2515 Hect.), Killa No. 6/3 (0.2207 Hect.), Killa No. 6/5 (0.0308 Hect.), Killa No. 7/1 (0.2220 Hect.), Killa No. 7/2 (0.0310 Hect.), Killa No. 8/3 (0.0169 Hect.), Killa No. 8/5 (0.1211 Hect.), Killa No. 13/1 (0.1380 Hect.), Killa No. 14/1 (0.1330 Hect.), Killa No. 14/2 (0.1200 Hect.), Killa No. 15/1 (0.2515 Hect.), Total 1.9275 Hect. of Chak 4-ML, Teh. & Distt. Sri Ganganagar.

Dated: 24.10.2025

The Manager,  
Rajasthan Real Estate Regulatory Authority,  
2<sup>nd</sup> and 3<sup>rd</sup> Floor, RSIC Building, Udyog Bhavan,  
Tilak Marg, C-Scheme, JAIPUR

Dear Sir,

**Sub :** Title Legal Opinion on Investigation of Title (Search Report) certifying Non-Encumbrances of the Residential Converted Land, measuring 1.9275 Hect., situated in Sq. No. 35, Killa No. 3/1 (0.1380 Hect.), Killa No. 4 (0.253 Hect.), Killa No. 5/1 (0.2515 Hect.), Killa No. 6/3 (0.2207 Hect.), Killa No. 6/5 (0.0308 Hect.), Killa No. 7/1 (0.2220 Hect.), Killa No. 7/2 (0.0310 Hect.), Killa No. 8/3 (0.0169 Hect.), Killa No. 8/5 (0.1211 Hect.), Killa No. 13/1 (0.1380 Hect.), Killa No. 14/1 (0.1330 Hect.), Killa No. 14/2 (0.1200 Hect.), Killa No. 15/1 (0.2515 Hect.), Total 1.9275 Hect. of Chak 4-ML, Teh. & Distt. Sri Ganganagar belonging to Bhumi Laxmi Vanijya Pvt. Ltd., through Director Sh. Sunil Goyal S/o Sh. Niranjana Lal Goyal R/o RJ-01, Ridhi Sidhi Enclave, Sri Ganganagar.

**Project: Ridhi Sidhi Enclave-2, X-Block Extension, Sri Ganganagar.**

I, Bharat Bhushan Charaya Advocate has investigated the title of Bhumi Laxmi Vanijya Pvt. Ltd., through Director Sh. Sunil Goyal S/o Sh. Niranjana Lal Goyal R/o RJ-01, Ridhi Sidhi Enclave, Sri Ganganagar (name of the owner) to the immovable property Residential Converted Land, measuring 1.9275 Hect., situated in Sq. No. 35, Killa No. 3/1 (0.1380 Hect.), Killa No. 4 (0.253 Hect.), Killa No. 5/1 (0.2515 Hect.), Killa No. 6/3 (0.2207 Hect.), Killa No. 6/5 (0.0308 Hect.), Killa No. 7/1 (0.2220 Hect.), Killa No. 7/2 (0.0310 Hect.), Killa No. 8/3 (0.0169 Hect.), Killa No. 8/5 (0.1211 Hect.), Killa No. 13/1 (0.1380 Hect.), Killa No. 14/1 (0.1330 Hect.), Killa No. 14/2 (0.1200 Hect.), Killa No. 15/1 (0.2515 Hect.), Total 1.9275 Hect. of Chak 4-ML, Teh. & Distt. Sri Ganganagar on the basis of the title deed/s and other documents (more particularly described in Schedule I), Encumbrance Certificates, the discussion I had with the Owner, the Revenue Authorities and searches carried out by me in the Office of the Sub-Registrar, Sri Ganganagar, inspection of the records (relating to the litigation) in the Court/s which has jurisdiction over the said immovable property. My report on the title is as under :

**1. Description of the Immovable properties :**

All the piece and parcels of immovable property Residential Converted Land, measuring 1.9275 Hect., situated in Sq. No. 35, Killa No. 3/1 (0.1380 Hect.), Killa No. 4 (0.253 Hect.), Killa No. 5/1 (0.2515 Hect.), Killa No. 6/3 (0.2207 Hect.), Killa No. 6/5 (0.0308 Hect.), Killa No. 7/1 (0.2220 Hect.), Killa No. 7/2 (0.0310 Hect.), Killa No. 8/3 (0.0169 Hect.), Killa No. 8/5 (0.1211 Hect.), Killa No. 13/1 (0.1380 Hect.), Killa No. 14/1 (0.1330 Hect.), Killa No. 14/2 (0.1200 Hect.), Killa No. 15/1 (0.2515 Hect.), Total 1.9275 Hect. of Chak 4-ML, Teh. & Distt. Sri Ganganagar and bounded as under:

  
Bharat Bhushan Charaya  
Advocate

|                        |            |
|------------------------|------------|
| On or towards East by  | As per map |
| On or towards West by  | As per map |
| On or towards North by | As per map |
| On or towards South by | As per map |

**2. History of Title:**

I have inspected the relevant record of the said property in the office of Sub Registrar Sri Ganganagar for the last 13 years i.e. from 2013 to 2025 and upto date. Inspection receipt no. 202502103033329 dt. 24.10.2025 is enclosed herewith.

# That, Agriculture land, measuring 2.4029 Hect., situated in Khata No. 27/17, Sq. No. 34, Killa No. 5/2, 5/4, 6/1, 6/3, 6/4 (0.4754 Hect.), Sq. No. 35, Killa No. 3/1, 4, 5/1, 6/3, 6/5, 7/1, 7/2, 8/3, 8/5, 13/1, 14/1, 14/2, 15/1 (1.9275 Hect.), Total 2.4029 Hect. of Chak 4-ML, Teh. & Distt. Sri Ganganagar stands in the name of **Bhumi Laxmi Vanijya Pvt. Ltd., Sri Ganganagar**, as per Jamabandi for Samvat 2070-2073.

# That, later on 1.9275 Hect., Agriculture land situated in Sq. No. 35, Killa No. 3/1 (0.1380 Hect.), Killa No. 4 (0.253 Hect.), Killa No. 5/1 (0.2515 Hect.), Killa No. 6/3 (0.2207 Hect.), Killa No. 6/5 (0.0308 Hect.), Killa No. 7/1 (0.2220 Hect.), Killa No. 7/2 (0.0310 Hect.), Killa No. 8/3 (0.0169 Hect.), Killa No. 8/5 (0.1211 Hect.), Killa No. 13/1 (0.1380 Hect.), Killa No. 14/1 (0.1330 Hect.), Killa No. 14/2 (0.1200 Hect.), Killa No. 15/1 (0.2515 Hect.), Total 1.9275 Hect. of Chak 4-ML, Teh. & Distt. Sri Ganganagar was converted for the purpose of residential use by the UIT, Sri Ganganagar u/s 90 (A) of Rajasthan Land Revenue Act 1956 vide his Order No. LU2012/SGN/2024-25/101149, dated 27.12.2024 in the name of **Bhumi Laxmi Vanijya Pvt. Ltd., through Director Sh. Sunil Goyal S/o Sh. Niranjana Lal Goyal R/o RJ-01, Ridhi Sidhi Enclave, Sri Ganganagar.**

**3. Minor's Interest / HUF Property :**

No

**4. Mutation of the name of the owner in revenue records :**

Yes.

**5. Possession:**

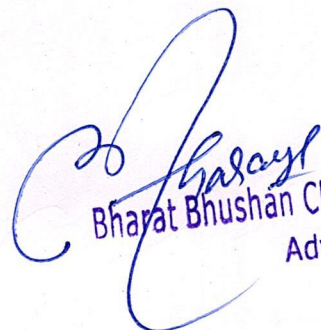
Yes, the aforesaid property is in physical possession of the owner.

**6. Payment of municipal/ local taxes /cess/ development charges etc. :**

Yes

**7. Applicability of the Urban Land (Ceiling and Regulation) Act, 1976 (ULCRA):**

The said property does not come under Urban Land (C & R) Act 1976.

  
**Bharat Bhushan Charaya**  
**Advocate**

**8. Searches :**

**i) Searches in the Office of Sub-Registrar of Assurance:**

I have search the relevant record of the **Residential Converted Land**, measuring **1.9275 Hect.**, situated in **Sq. No. 35, Killa No. 3/1 (0.1380 Hect.), Killa No. 4 (0.253 Hect.), Killa No. 5/1 (0.2515 Hect.), Killa No. 6/3 (0.2207 Hect.), Killa No. 6/5 (0.0308 Hect.), Killa No. 7/1 (0.2220 Hect.), Killa No. 7/2 (0.0310 Hect.), Killa No. 8/3 (0.0169 Hect.), Killa No. 8/5 (0.1211 Hect.), Killa No. 13/1 (0.1380 Hect.), Killa No. 14/1 (0.1330 Hect.), Killa No. 14/2 (0.1200 Hect.), Killa No. 15/1 (0.2515 Hect.), Total 1.9275 Hect. of Chak 4-ML, Teh. & Distt. Sri Ganganagar** for the last 13 years (Search Receipt enclosed) and found that the aforesaid property **stands in the name of Bhumi Laxmi Vanijya Pvt. Ltd., through Director Sh. Sunil Goyal S/o Sh. Niranjana Lal Goyal R/o RJ-01, Ridhi Sidhi Enclave, Sri Ganganagar.**

**ii) Lispendens :**

There are no case pending regarding the aforesaid property in any court or in any office.

**9. Conclusion and Recommendations:**

Keeping in view of the above it is to be certify that **Bhumi Laxmi Vanijya Pvt. Ltd., through Director Sh. Sunil Goyal S/o Sh. Niranjana Lal Goyal R/o RJ-01, Ridhi Sidhi Enclave, Sri Ganganagar** are full owners above said property **Residential Converted Land**, measuring **1.9275 Hect.**, situated in **Sq. No. 35, Killa No. 3/1 (0.1380 Hect.), Killa No. 4 (0.253 Hect.), Killa No. 5/1 (0.2515 Hect.), Killa No. 6/3 (0.2207 Hect.), Killa No. 6/5 (0.0308 Hect.), Killa No. 7/1 (0.2220 Hect.), Killa No. 7/2 (0.0310 Hect.), Killa No. 8/3 (0.0169 Hect.), Killa No. 8/5 (0.1211 Hect.), Killa No. 13/1 (0.1380 Hect.), Killa No. 14/1 (0.1330 Hect.), Killa No. 14/2 (0.1200 Hect.), Killa No. 15/1 (0.2515 Hect.), Total 1.9275 Hect. of Chak 4-ML, Teh. & Distt. Sri Ganganagar.**

**10. Certificate**

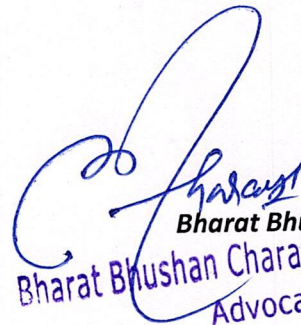
I certify that **Bhumi Laxmi Vanijya Pvt. Ltd., through Director Sh. Sunil Goyal S/o Sh. Niranjana Lal Goyal R/o RJ-01, Ridhi Sidhi Enclave, Sri Ganganagar** (name of owner) have a valid, clear and marketable title to the immovable property stated above and is free from all encumbrances.

**Enclose:**

Search Receipt No. 202502103033329

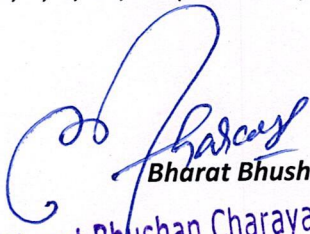
Dated : 24.10.2025

Sub-Registrar, Sri Ganganagar

  
**Bharat Bhushan Charaya**  
**Advocate**

**ANNEXURE 'A'**

1. Photocopy of Jamabandi for Samvat 2070-2073 of Khata No. 27/17, Sq. No. 34 (0.4754 Hect.), Sq. No. 35 (1.9275 Hect.), Total 2.4029 Hect.-Nahri of Chak 4-ML, Teh. & Distt. Sri Ganganagar in the name of **Bhumi Laxmi Vanijya Pvt. Ltd., Sri Ganganagar.**
2. Photocopy of Conversion Order No. LU2012/SGN/2024-25/101149, dated 27.12.2024 issued by UIT, Sri Ganganagar in the name of **Bhumi Laxmi Vanijya Pvt. Ltd., through Director Sh. Sunil Goyal S/o Sh. Niranjana Lal Goyal R/o RJ-01, Ridhi Sidhi Enclave, Sri Ganganagar.**
3. Photocopy of Approved Lay Out Plan of Killa No. 3, 5, 6, 8, 13, 15 (Each Part), 4, 7, 14 of Sq. No. 35 of Chak 4-ML, Teh. Sri Ganganagar.

  
**Bharat Bhushan Charaya**  
**Advocate**

**Government of Rajasthan**  
**REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER**  
**SUB-REGISTRAR : GANGANAGAR**

**Fee Receipt**

Appendix I-Form No. 9 (Rule 75 & 131)

Print Date : 24-10-2025 1:29 PM

|                             |                                                                       |                              |                   |
|-----------------------------|-----------------------------------------------------------------------|------------------------------|-------------------|
| Fee Receipt No              | : 202502103033329                                                     | Receipt Date                 | : 24/10/2025      |
| Name                        | : ADV. BHARAT<br>BHUSHAN CHARAYA,<br>Bhumi Laxmi Vanijya<br>Pvt. Ltd. | Document S. No.              | : 202501103033018 |
| Address                     | : Sri Ganganagar                                                      |                              |                   |
| Document Type               | : Inspection And Search                                               |                              |                   |
| Face Value                  | : ₹ 0                                                                 | Evaluated Value              | : ₹ 0             |
| Ord-Registration Fee        | : ₹ 0                                                                 | Fee for Memorandum Us_64_67  | : ₹               |
| CSI                         | : ₹ 0                                                                 | Certified copying fees Us_57 | : ₹ 0             |
| Stamp (Memorandum)          | : ₹                                                                   | Reg (memorandum)             | : ₹               |
| Surcharge                   | : ₹ 0                                                                 | Stamp Duty                   | : ₹ 0             |
| Penalty                     | : ₹ 0                                                                 | Inspection fee               | : ₹ 650           |
| Us_25_34                    | : ₹ 0                                                                 | Commission                   | : ₹ 0             |
| Custody                     | : ₹                                                                   | Others                       | : ₹ 0             |
| SiteInspection Fees         | : 0                                                                   | Cash Amount Received         | : ₹ 0             |
|                             |                                                                       | Other than Cash              | : ₹ 650           |
| From Year 2013 To Year 2025 |                                                                       | Total Amount                 | : ₹ 650           |

**Mode of Payment (#Mode Number Amount #)**

# e-Gras Challan 112117817 ₹ 650

Signature of presenter or applicant for  
copy or Search certificate

Cashier

Signature of recipient  
and date of return receipt

**उप-पंजीयक**  
**श्रीगंगानगर (राज.)**

